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Building Committee Minutes 10/2/2012

TOWN OF ARLINGTON MINUTES COMMITTEE MEETING PERMANENT TOWN BUILDING COMMITTEE Tuesday, October 2, 2012

PRESENT: Adam Chapdelaine, Diane Johnson, John Maher, John Cole, Alan Reedy
 Mark Miano, Suzanne Robinson, Michael Boujoulian

ABSENT: Jeff Thielman

GUESTS: Capt. Flaherty, Police Department
 Eric Ammondson, Ammondson Architects
 S. Wisler, Architectural Engineers

Meeting was called to order at 7:30pm

1. Progress. Mr. Ammondson gave a review of the current work underway. Work in progress includes stucco and masonry demolition, stucco and masonry work, metal flashing, roof repairs, and site work at the entrance. It is expected the front entry will remain closed another 2 weeks.

2. Potential change orders. To date there have been no more change orders since CO 1. Additional potential change orders include replacement of some entry sidewalk, unforeseen damage to the building sheathing at areas of masonry removal, air intake ducts not properly connecting to intake louvers, change in fasteners and control joints in the plaster system, replacement of a non-functional heat pump, unforeseen conditions at the mechanical penthouse wall construction and at the parapet wall construction (these items were identified in the last meeting and have not been finalized at this time). Ammondson and SGH are still negotiating with the contractor for pricing for this work. Mr. Ammondson is awaiting an updated schedule from the contractor but feels within a month's time, most exterior demolition will be completed and most unforeseen conditions will have been identified.

3. HVAC Emergency Work. Mr. Ammondson introduced Susan Wisler, principal of Architectural Engineers (AEI). Ms. Wisler reported on the status of the replacement of the 5 original heat pumps serving the Break Room and Records Area previously approved by the PTBC for replacement. 1 unit is being priced by WES as a change order for the Phase 2 project. AEI is preparing sketches and a scope of work description for the replacement of 4 additional units serving the Records area. It was agreed that these documents will be issued to WES for pricing as a change order for the Phase 2 project and will also be issued to Mark Miano for pricing by Johnson Controls. Ms. Wisler reported that many other heat pumps and valves serving the units in the building are original to the building and are near the end of their life. The cooling tower is also original equipment and is very near the end of its life (the 2006 study suggested 5 years remaining). The energy recovery unit is non-functional. The PTBC voted to approve replacement of the 5 heat pumps including design fees up to \$30,000 (the cost of the work is to be determined by the pricing). The PTBC requested that the mechanical engineer provide their proposal for a study of the HVAC system including full system replacement, heat loss calculations based upon the new envelope components and a cost estimate. AEI will provide a spreadsheet and drawing locating the heat pumps to M. Miano so that he can have his staff perform maintenance on the units and evaluate the remaining units for repairs or replacement. The study proposal and heat pump quotes are to be reviewed at the next PTBC meeting.

4. Future ACSB phases of work. Mr. Chapdelaine noted that funding for Phase 3 is scheduled for FY 2016 (design) and FY2017 (construction). Ms. Wisler noted that much of the building HVAC system components will likely not last that long. The committee discussed the possibility of reorganizing phases of work, or combining all of the remaining work into 1 phase. This item was not resolved.

5. Application for Payment. Ammondson reported that the contractor has not provided an application for payment for review.

6. Committee discussed costs projections in regard to Central Fire Station renovation project. Donham & Sweeney are working with the Capital Planning Committee to come to agreement on a cost projection for the project.

7. Committee discussed water infiltration at the Hardy School. Mark Miano is working to have a proposal from engineers for scoping work available at the next PTBC meeting.

8. John Cole briefed the committee on the Books for Bill Fundraising Campaign.

9. Next meeting 10/16/12 at 7:30 at Town Hall Annex.

Meeting adjourned at 9:00pm

Respectfully submitted,

Adam Chapdelaine